

011.A

0001

0202.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

458,800 / 458,800

USE VALUE:

458,800 / 458,800

ASSESSED:

458,800 / 458,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		PLEASANT ST, ARLINGTON

OWNERSHIP	Unit #:	202
Owner 1: BRENTWOOD REALTY PARTNERS LL		
Owner 2:		
Owner 3:		
Street 1: 60 PLEASANT ST #G12		
Street 2:		

Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry	Own Occ:	N
Postal:	02476		Type:	

PREVIOUS OWNER				
Owner 1: CARR DAVID W/EXECUTOR -				
Owner 2: ESTATE OF DAVID P WILFERT -				
Street 1: 4 NEWMAN WAY				
Twn/City: ARLINGTON				
St/Prov: MA				
Postal: 02476				

NARRATIVE DESCRIPTION				
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Veneer Exterior and 902 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.				

OTHER ASSESSMENTS				
Code	Descrip/No	Amount	Com. Int	

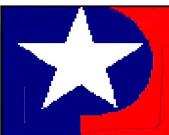
PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6031																

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	458,800			458,800			148780
							GIS Ref		
							GIS Ref		
							Insp Date		
							10/11/17		

**USER DEFINED**

Prior Id # 1:	148780
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/29/21	19:26:44
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr		Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022		102	FV	458,800	0	.	458,800		Year end	12/23/2021	
2021		102	FV	452,200	0	.	452,200		Year End Roll	12/10/2020	
2020		102	FV	439,100	0	.	439,100		439,100 Year End Roll	12/18/2019	
2019		102	FV	369,900	0	.	369,900		369,900 Year End Roll	1/3/2019	
2018		102	FV	304,200	0	.	304,200		304,200 Year End Roll	12/20/2017	
2017		102	FV	282,300	0	.	282,300		282,300 Year End Roll	1/3/2017	
2016		102	FV	282,300	0	.	282,300		282,300 Year End	1/4/2016	
2015		102	FV	253,800	0	.	253,800		253,800 Year End Roll	12/11/2014	

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARR DAVID W/EX		61727-307		5/2/2013	Mult Lots	12,465,000	No	No		
WILFERT DAVID P		61727-298		5/2/2013	Mult Lots	99	No	No		
		18071-350		4/1/1987			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/11/2017										Measured	DGM	D Mann
5/6/2000										197	PATRIOT	

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 7 - Condo Garden		Full Bath: 1	Rating: Average	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	OthrFix:	Rating:						
Sty Ht: 5 - 5 Story																					
(Liv) Units: 1	Total: 1																				
Foundation: 1 - Concrete				A 3QBth:				Rating:													
Frame: 2 - Steel				1/2 Bath:				Rating:													
Prime Wall: 8 - Brick Veneer				A HBth:				Rating:													
Sec Wall:		%		OthrFix:				Rating:													
Roof Struct: 4 - Flat				OTHER FEATURES																	
Roof Cover: 4 - Tar & Gravel				Kits: 1	Rating: Average																
Color: BRICK				A Kits:	Rating:																
View / Desir: V - Very Good				Frl:	Rating:																
GENERAL INFORMATION																					
Grade: C - Average																					
Year Blt: 1971	Eff Yr Blt:																				
Alt LUC:	Alt %:																				
Jurisdict:	Fact: .																				
Const Mod:																					
Lump Sum Adj:																					
INTERIOR INFORMATION																					
Avg Ht/FL: STD				Phys Cond: AV - Average	28. %																
Prim Int Wal 2 - Plaster				Functional:	%																
Sec Int Wall:				Economic:	%																
Partition: T - Typical				Special:	%																
Prim Floors: 4 - Carpet				Override:	%																
Sec Floors:				Total:	28.8 %																
Bsmnt Flr:				DEPRECIATION																	
Subfloor:				Basic \$ / SQ:	325.00																
Bsmnt Gar:				Size Adj.:	1.16518855																
Electric: 3 - Typical				Const Adj.:	1.31182897																
Insulation: 2 - Typical				Adj \$ / SQ:	496.772																
Int vs Ext: S				Other Features:	32816																
Heat Fuel: 3 - Electric				Grade Factor:	1.00																
Heat Type: 6 - Elec Base/B				NBHD Inf:	1.34000003																
# Heat Sys: 1		NBHD Mod:																			
% Heated: 100	% AC: 100	LUC Factor:	1.00																		
Solar HW: NO	Central Vac: NO	Adj Total:	644411																		
% Com Wal	% Sprinkled	Depreciation:	185590																		
Depreciated Total: 458821				Final Total:	458800																
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val															
SPEC FEATURES/YARD ITEMS				Juris. Factor:		Before Depr:	665.67														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
CALC SUMMARY																					
COMPARABLE SALES				Rate	Parcel ID	Typ	Date	Sale Price													
Rate				Parcel ID		Typ		Sale Price													
WtAv\$/SQ:				AvRate:		Ind.Val															
Juris. Factor:					Before Depr:	665.67															
Special Features:				0	Val/Su Net:	508.65															
Final Total:				458800	Val/Su SzAd	508.65															
PARCEL ID 011.A-0001-0202.0																					
IMAGE																					
AssessPro Patriot Properties, Inc																					
More: N	Total Yard Items:	Total Special Features:	Total:																		